

First off, I commend the City for their careful and open consideration of inclusionary housing policy. Getting the standards & incentives right is so important!

I am a planning consultant and resident of Portland. I have been hired by other communities around the country to help craft affordable housing policies, including density and other bonus programs that get affordable housing. Setting the right thresholds is INCREDIBLY important. As Portland contemplates inclusionary housing thresholds, understanding what the private sector can deliver and the tools (fee waivers etc) necessary to deliver these units is critical. Setting the wrong standards and/or including insufficient incentives will have the effect of killing projects. The proposed standards are close, but not good enough. More comprehensive incentives are needed, such as expanding incentives to apply to the entire residential portion (CET, SDC, tax exceptions, etc). The thresholds (20% @ 80 etc) need refinement. At most, even with more incentives, the private market can only likely deliver 15% @ 80% Aff. Please step into this carefully to avoid slowing in-fill.

Thank You!

Portland Planning and Sustainability Commissioner Public Hearing

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What agenda item do you wish to comment on? Inclusionary Housing
Site Address, if different from above: _____

(check if written comments are included on back)